

**Zoning Board of Adjustment
1200 Mountain Ave., Middlesex, NJ 08846
Agenda Meeting Minutes
June 17, 2015
7:30 PM**

1. Call to Order

Chairperson DiMura called the meeting to order at 7:36pm.

2. Open Public Meeting Act Statement

Chairperson DiMura read the Open Public Meeting Act Statement.

3. Roll Call

Upon the call of the roll the following members were present:

John Anello Dec/2016 [present]	Guy Hoyt Dec/2017 [present]
Ron DiMura Dec/2017 [present]	Anthony Thompson Dec/2018 [present]
Phil Lopa Dec/2015 [absent]	Anthony Vietri Dec/2015 [present]
Joseph McNulty Dec/2016 [present]	Sean Johnson Dec/2015 [present]

Also present was: Board Attorney- Ms. Joan Dowling

4. Minutes

Member Thompson made a motion to accept the May 20, 2015 meeting minutes, seconded by Member Anello. Vote: All in favor. Motion passed.

5. New Business

**Z2015-04
Kyle and Amy Flood
351 Grant Ave
Block 109 Lot 12**

Sideyard setback

Ms. Dowling duly swore in Amy Flood and Kyle J. Flood, 209 Walnut Ave and 351 Grant Ave. Middlesex NJ 08846 and Keith Barclay, 23 Barclay Ct, Middlesex NJ 08846.

Ms. Dowling clarified that the applicants are Kyle and Amy Flood and the builder is Keith Barclay.

Mrs. Flood stated that they had purchased the property in September of 2014, that the property is narrow and deep, and they want the new house to fit in with surrounding area of Grant Ave, Beechwood Ave and Hazelwood Ave.

Mrs. Flood stated that there would be a breezeway that would attach the house to the garage.

Mrs. Flood had been informed a variance is then needed for the sideyard setback for the garage.

Mrs. Flood stated that they are asking for a variance before submittal of any building plans to the Borough.

Chairperson DiMura asked if there was a house currently on the lot.

Mrs. Flood stated that the previous house had been demolished in January 2015.

Mr. Barclay stated that if the applicant was to remove the covered breezeway then no variance would be needed.

The Board reviewed the size and dimensions of the 2 car garage/pool house and also reviewed the survey of the property.

Exhibit A1(6/17/2015) was entered as the demolition plan survey.

Chairperson DiMura opened the meeting to the public for questions.

Timothy Sheenan,151 Shepherd Ave. questioned the setbacks as compared to what had previously been on the property. The previous owner had a garage on the property.

The new proposed garage would be further away from Block 109 Lot 14(151 Shepherd Ave.)

Claire Grillo,151 Shepherd Ave. questioned where the proposed driveway would be and was unsure of the location of the roof structure.

Mr. Barclay addressed the questions.

The Board discussed the application.

Member Vietri stated that the garage was consistent with the neighborhood and he had no objections to granting the variance.

Member McNulty stated that the garage is proportional to the neighborhood.

Member Thompson stated that the proposed house, garage are proportional with the neighborhood.

Member Anello stated the aesthetics of the garage are pleasing and would not have a negative impact on the area.

Member Johnson stated that he was in favor of granting the variance.

Member Hoyt stated that the applicant was improving the property and was in favor of the variance.

Chairperson DiMura agreed with the Board and stated this would improve the neighborhood.

Member Thompson made a motion to grant the sideyard variance as requested by the applicant, seconded by Member Hoyt: Vote: Member Anello-yes, Member Hoyt-yes, Chairperson DiMura-yes, Member McNulty-yes, Member Vietri-yes, Member Thompson-yes, Member Johnson-yes. Motion passed.

6. Board Member Comments

Member Thompson requested a copy of the recommendation letter of ordinance changes from the Zoning Board to the Governing Body. Ms. Dowling will provide the Board Clerk a copy to distribute at the next meeting.

Chairperson DiMura stated that he would be resigning from the Zoning Board and Planning Board as to avoid any conflicts as he is running for public office.

Chairperson DiMura opened the meeting to the public.

There being no public present, he closed the public portion of the meeting.

There being no further business Member Thompson made a motion to adjourn the meeting at 8:32pm, seconded by Member Anello. Vote: All in favor. Meeting adjourned.

Secretary

Clerk